031.0	0004	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,004,700	/	1,004,700
USE VALUE:	1,004,700	/	1,004,700
ASSESSED:	1,004,700	/	1,004,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-43	ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIU FUSHUANG
Owner 2:	ZHANG FAN
Owner 3:	
Street 1:	73 TROWBRIDGE ST
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	VALENTE ELIZABETH A/ ESTATE -
Owner 2:	-
Street 1:	43 ALLEN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3513 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4950.000	545,900	4,000	454,800	1,004,700
Total Card	0.114	545,900	4,000	454,800	1,004,700
Total Parcel	0.114	545,900	4,000	454,800	1,004,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 286.04 | /Parcel: 286.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	21746
GIS Ref	
GIS Ref	
Insp Date	02/07/19

!2599!

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	546,000	4000	4,950.	454,800	1,004,800	1,004,800	Year End Roll	12/18/2019
2019	105	FV	470,900	5400	4,950.	483,200	959,500	959,500	Year End Roll	1/3/2019
2018	105	FV	470,900	5400	4,950.	352,500	828,800	828,800	Year End Roll	12/20/2017
2017	105	FV	443,200	5800	4,950.	307,000	756,000	756,000	Year End Roll	1/3/2017
2016	105	FV	443,200	5800	4,950.	261,500	710,500	710,500	Year End	1/4/2016
2015	105	FV	398,600	5800	4,950.	255,800	660,200	660,200	Year End Roll	12/11/2014
2014	105	FV	398,600	5800	4,950.	210,300	614,700	614,700	Year End Roll	12/16/2013
2013	105	FV	413,400	5800	4,950.	200,100	619,300	619,300		12/13/2012

PRINT

Date	Time
12/10/20	17:58:52

LAST REV

Date	Time
02/28/19	10:36:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2599

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALENTE ELIZABE	71981-159	1	12/7/2018	Estate/Div	950,000	No	No		
	30318-208		6/21/1999	Family		No	No		Elizabeth A Valente dod 9/4/2018

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2016	1160	Redo Kit	27,100	O				redo Kitch 2nd Fl
10/27/2000	845	Rep.Chim	13,500	C	11/16/2000			REBUILD CHIMNEY AN

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2019	Inspected	PT	Paul T
10/7/2017	MEAS&NOTICE	HS	Hanne S
4/22/2009	Measured	372	PATRIOT
2/23/2000	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21746
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 105 Three Fam. | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	2	Rating:	Average
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94893235
Const Adj.:	0.98000199
Adj $ / SQ:	158.092
Other Features:	162500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	791127
Depreciation:	245249
Depreciated Total:	545878

COMMENTS

3 DOOR BELLS EST 3 FAMILY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 15		BRs: 6			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

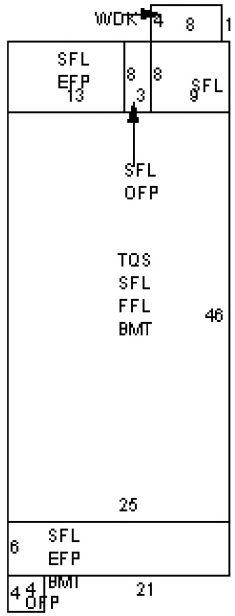
No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.09
Special Features:	0	Val/Su Net:	106.23
Final Total:	545900	Val/Su SzAd	155.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,500	158.090	237,139
BMT	Basement	1,300	47.430	61,656
FFL	First Floor	1,150	158.090	181,806
TQS	3/4 Story	863	158.090	136,355
EFP	Enclos Porch	254	37.180	9,445
OFP	Open Porch	40	43.120	1,725
WDK	Deck	32	15.680	502
	Net Sketched Area:	5,139	Total:	628,628
Size Ad	3512.5	Gross Are	5426	FinArea 3513

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24x18	F	FR	1922	18.71	T	50	105			4,000			4,000

More: N	Total Yard Items:	4,000	Total Special Featues:		Total: 4,000